



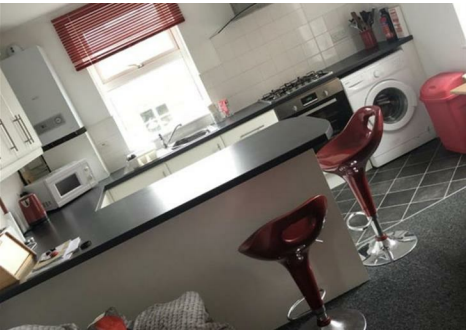
### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make  
an appointment.

### Vendors Comments

Add text here

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 74        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Room 2, Windsor Apartment Alpine House, 84-90 Infirmary Road,  
Sheffield, S6 3DG  
£500 Per month

- Available for immediate occupation
- Huge double room in shared three bedroom property
- High quality furniture throughout
- Highly sought after Kelham Island location
- Allocated parking space available by separate negotiation
- Top floor position
- Bills included, excluding council tax where applicable
- Ideal for students or professionals
- Very close to tram stop and Sheffield City Centre
- EPC Grade C

# Room 2, Windsor Apartment Alpine House, 84-90

## Infirmaries Road Sheffield S6 2NG

HUGE double room in a stylish shared three bedroom property in HIGHLY SOUGHT AFTER KELHAM ISLAND location!  
This room is AVAILABLE FOR IMMEDIATE OCCUPATION and truly needs to be viewed to be fully appreciated. Enjoying a TOP FLOOR POSITION and finished with HIGH QUALITY FURNITURE throughout, rooms of this size and standard rarely come to the rental market. BILLS INCLUDED (excluding council tax where applicable).  
Ideal for students or professionals and set in an EXCELLENT LOCATION, VERY CLOSE TO A TRAM STOP and within easy reach of SHEFFIELD CITY CENTRE, with an abundance of local amenities and transport links on the doorstep.  
ONE ALLOCATED PARKING SPACE is also available by separate negotiation.  
In brief the accommodation comprises: a very large double bedroom to the top floor, with shared use of the remaining accommodation within the three bedroom property.  
An early viewing is highly recommended to avoid disappointment.  
EPC Grade C.

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 C

Council Tax Band: A